



17-208PFR

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R2, 2R2, 4R2, 7R1 and 10, Block A, of the North Texas Athletic Center Addition, Located on the North Side of Henneman Way and East of Alma Road

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: August 22, 2017

DEPARTMENT: Planning

CONTACT: Danielle Quintanilla, Planner I
Samantha Pickett, Planning Manager, AICP
Brian Lockley, Director of Planning, AICP, CPM

APPLICATION SUBMITTAL DATE: July 18, 2017 (Original Application)
August 4, 2017 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary -final replat with the following conditions, which must be satisfied prior to filing a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Replat Approval Checklist, attached.
2. The applicant revise the plat to show the existing Wellness Way and Stars Avenue rights-of-way in a ghosted format and include filling information.
3. The applicant revise the plat to show the emergency access easements to be abandoned by this plat in a hatched format.

ITEM SUMMARY: The applicant is proposing to replat approximately 56.94 acres of land from two existing lots (Lots 1R1 and Lot 2R1) into three lots (Lot 1R2, Lot 2R2 and Lot 10). Proposed Lot 10 will be deeded to the City of McKinney per the third amendment of the VCIM Development Agreement. The applicant is also proposing to replat two existing lots (Lot 4R1 and Lot 7R) in order to shift existing lot lines to create

Lot 4R2 and Lot 7R1.

PLATTING STATUS: The subject property is currently platted as Lots 1R1, 2R1, 4R1, 7R and the remainder of 8, Block A of the North Texas Athletic Center Addition. Subsequent to the approval of the preliminary-final replat, a record plat, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2003-01-004 (Commercial Uses) and "REC" - Regional Employment Center Overlay District	Dr. Pepper Starcenter, The Ballfields at Craig Ranch, Emler Swim School of McKinney
North	"PD" - Planned Development District Ordinance No. 2003-01-004 (Commercial Uses), "PD" - Planned Development District Ordinance No. 2008-06-054 (Commercial Uses) and "REC" - Regional Employment Center Overlay District	The ER at Craig Ranch and Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 2006-05-053 (Commercial Uses), "PD" - Planned Development District Ordinance No. 2004-12-123 (Commercial Uses) and "REC" - Regional Employment Center Overlay District	Holiday Inn Express & Suites and Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 2003-10-089 (Commercial Uses) and "REC" - Regional Employment Center Overlay District	McKinney Soccer Complex at Craig Ranch
West	"PD" - Planned Development District Ordinance No. 2015-07-067 (Office, Commercial and Multi-Family Residential Uses), "PD" - Planned Development District Ordinance No. 2012-07-036 (Office, Commercial and Multi-Family Residential Uses) and "REC" - Regional Employment Center Overlay District	Parkside at Craig Ranch and Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Henneman Way, 80' Right-of-Way, Local

Alma Road, 120' Right-of-Way, Major Arterial

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance, and for submittal of a tree survey or tree preservation plan, as determined by the City Arborist. The applicant will be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks: As required per the Subdivision Ordinance

Hike and Bike Trails: Not Required

Road Improvements: All road improvements necessary for this development, and as determined by the City Engineer

Utilities: All utilities necessary for this development, and as determined by the City Engineer

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108) **(None due per the VCIM Development Agreement)**

Utility Impact Fees: Applicable (Ordinance No. 2017-02-021)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: As determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed preliminary-final replat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Replat](#)

[PowerPoint Presentation](#)